

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – May 13, 2009
Fresno City Hall, Room 2165A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by VICE-CHAIR Cox at 5:05 p.m.

Commissioners

Present:	Rogenia Cox, VICE-CHAIR Armando Rodriguez, Commissioner Izzy Einsidler, Commissioner Jeffrey Harrington, Commissioner Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Sandy Cha, Commissioner	Absent:	
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Staff

Present:	Claudia Cázares, Interim Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent:	Keith Bergthold, Interim Director Planning and Development Department
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B. COMMUNICATIONS

1. Claudia Cázares introduced and welcomed newly appointed Commissioners Izzy Einsidler and Sandy Cha and thanked Dan Payne for attending the meeting and serving as mentor for new Commissioners.
2. Commissioner Rodriguez acknowledged Dan Payne's time served as Commissioner for HCDC. Claudia Cázares informed Commission that staff was working on recognition for Dan Payne.

C. APPROVAL OF MINUTES

Minutes of April 22, 2009 were approved as presented.

D. GENERAL ADMINISTRATION

1. NOMINATION AND ELECTION OF VACANT COMMISSION CHAIR POSITION

Vice-Chair Cox opened nominations for Chair.

Commissioner Rodriguez nominated Vice-Chair Rogenia Cox for Chair.

Ayes:	Cox, Rodriguez, Einsidler, Harrington, Davoli, Singh, Cha
Noes:	None
Abstain:	None

Chair Cox opened nominations for Vice-Chair.

Commissioner Harrington nominated Commissioner Armando Rodriguez for Vice-Chair.

Ayes:	Cox, Rodriguez, Einsidler, Harrington, Davoli, Singh, Cha
Noes:	None
Abstain:	None

2. RECOMMEND THAT COUNCIL/REDEVELOPMENT AGENCY APPROVE ACQUISITION OF AN EASEMENT ON THE WEST SIDE OF CEDAR, SOUTH OF SHIELDS

Neil Hansen, Public Works Department provided report to Commissioners. In 2004 the Redevelopment Agency initiated a project to remove and replace sidewalks, curbs and gutters on Cedar and Shields Avenues. It was

expected that all work could be done with existing public rights-of-way, but the City requested that the intersection be upgraded to meet current standards, as a result it became necessary to acquire easements on nine properties. Huisik Pearson, owner of a 29.83 square foot easement has accepted the City's offer at the appraised value of \$600. Staff recommends that HCDC recommend to Council and Redevelopment Agency that it approve acquisition of the pedestrian easement from Huisik Pearson. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D2 by Commissioner Harrington

Second: Vice-Chair Rodriguez seconded the motion.

Ayes: Cox, Rodriguez, Einsidler, Harrington, Davoli, Singh, Cha

Noes: None

Abstain: None

3. APPLICATION TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR \$3.13 MILLION OF HOMELESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP) FUNDING UNDER THE 2009 AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)

Claudia Cázares, Housing and Community Development Division provided report to Commissioners. The recommendation is for \$3,130,746 in Homeless Prevention and Rapid Re-Housing Program (HPRP) Funds as awarded to the City through a direct formula allocation by the 2009 American Recovery & Reinvestment Act (ARRA). The funding available through HPRP is to provide homeless prevention services to households threatened to become homeless and to rapidly re-house persons who are homeless. City staff has met with and will continue to meet with its collaborative partners to identify the plan of action to deliver homeless prevention and rapid re-housing programs under HPRP. Programs to be funded through HPRP include: short and medium term financial assistance, up to 3 months and 18 months; utility payment assistance, moving costs and hotel/motel vouchers for up to 30 days. In support of persons in need of housing relocation and stabilization services, the City of Fresno will require sub-grantees to provide intense wrap around services through effective case management. Case management services will include: direct outreach, housing and placement assistance; legal services and intervention, credit repair and protective payee services, or linkages to mainstream supportive services. The City will be partnering with the County and will prepare a joint RFP to go out before end of May. Sub-recipient awards will be for financial assistance and/or services. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D3 by Commissioner Davoli

Second: Vice-Chair Rodriguez seconded the motion.

Ayes: Cox, Rodriguez, Einsidler, Harrington, Davoli, Singh, Cha

Noes: None

Abstain: None

4. APPROVE AN OWNER PARTICIAPTION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND REZA ASSEMI D/B/A WOLFPACK, LLC FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL PROJECT AT 1625 BROADWAY IN THE FULTON REDEVELOPMENT PROJECT AREA

John Raymond, Redevelopment Agency provided report to Commissioners. The project is a continuation of the Agency's revitalization efforts in the Fulton Redevelopment Project Area. This project is for the development of mixed-use housing and commercial development in the Fulton Redevelopment Project Area-Cultural Arts and Entertainment District by authorizing Agency to participate in the Broadway Lofts project at 1625 Broadway, in an amount not to exceed \$750,000 payable from the Low and Moderate Income Housing Fund. This project is the first the Agency has assisted in the Fulton area as an adaptive reuse of an existing building. Under the agreement's proposed terms, a loan in the amount of \$650,000 and a grant in the amount of \$100,000 would be made to the project by the Agency. The loan would be divided into a disbursement of \$325,000 at the execution of the Agreement and \$325,000 upon the land use approvals by the City of Fresno. The final \$100,000 would be disbursed at the completion of the project, in the form of a grant. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D4 by Commissioner Harrington

Second: Commissioner Davoli seconded the motion.

Ayes: Cox, Rodriguez, Einsidler, Harrington, Davoli, Singh, Cha
Noes: None
Abstain: None

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

1. Vice-Chair Rodriguez requested to have a representative from California Legal Services attend HCDC meetings.
2. Commissioner Harrington inquired about the YMCA's request for CDBG funds.

G. UNSCHEDULED ORAL COMMUNICATIONS

1. Dan Payne gave Commission suggestions on the information to consider when making recommendations on projects.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **May 27, 2009.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:07 p.m.

Attest: Rogenia Cox, CHAIR

Attest: Claudia Cázares, Interim Manager
Housing and Community Development